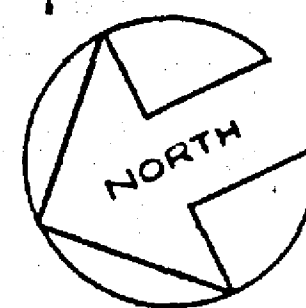


WOODWARD DRIVE
40' R/W

RIGHT OF WAY TO BALTIMORE COUNTY
FOR CONSTRUCTION AND MAINTENANCE
OF WOODWARD DRIVE AND BECK STREET.
SEE DEED TEE 1685/434

PROPERTY WITHIN EXISTING
FENCE OWNED BY BALTIMORE
COUNTY & HISTORICALLY LEFT
TO THE CARE AND USE OF THE
OWNER OF LOT 10



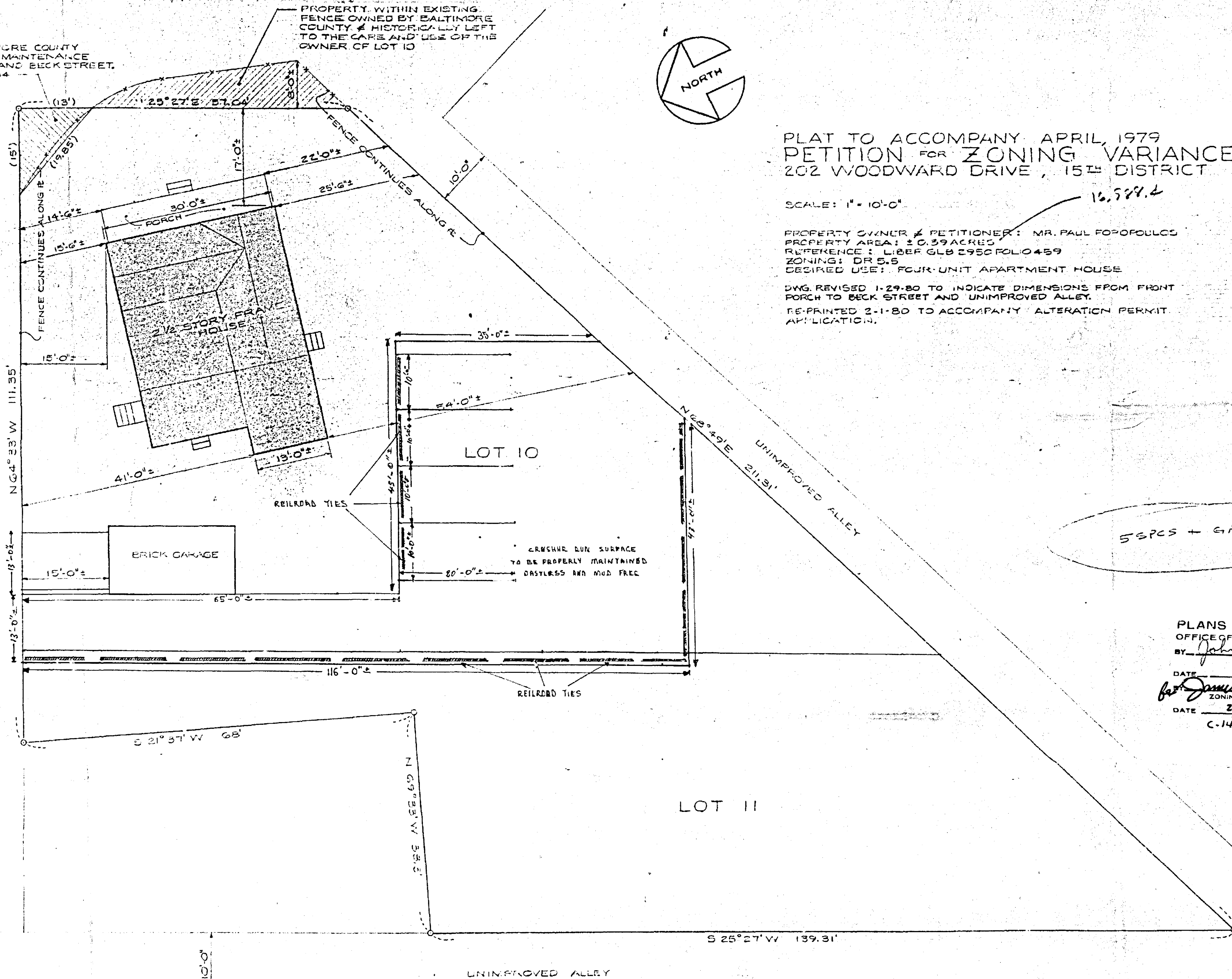
PLAT TO ACCOMPANY APRIL, 1979
PETITION FOR ZONING VARIANCE
202 WOODWARD DRIVE, 15TH DISTRICT

SCALE: 1" = 10'-0"

PROPERTY OWNER & PETITIONER: MR. PAUL FORPOPOULOS
PROPERTY AREA: ± 0.39 ACRES
REFERENCE: LIBER GLB 2950 FOLIO 459
ZONING: DR 5.5
DESIRED USE: FOUR-UNIT APARTMENT HOUSE

DWG. REVISED 1-29-80 TO INDICATE DIMENSIONS FROM FRONT
PORCH TO BECK STREET AND UNIMPROVED ALLEY.
RE-PRINTED 2-1-80 TO ACCOMPANY ALTERATION PERMIT
APPLICATION.

BECK STREET
24' R/W



PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY *John Z. [Signature]*
DATE *2/13/81*
PLANNING
COMMISSIONER
DATE *2/13/81*
C-146-80

80-183-A

FEBRUARY

SP-1

PETITION FOR ZONING VARIANCE
FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Paul E. Foropoulos, legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof,

hereby petition for a Variance from Section 402.1 to permit a front lot width of 66 feet in lieu of the required 110 feet and to permit a side street setback of 14 feet in lieu of the required 25 feet for

conversion of existing dwelling for four apartments.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

The configuration of the two lots and the as built location of the existing 2 and 1/2 story frame house is such that although the property is more than adequately sized, the required front lot width and side yard setbacks require the above described variance. No future widening is planned for either Woodward Dr. or Beck St. Most of the property is bounded by unimproved alley ways which effectively increase the distance to adjoining properties. The house is too large for a single family to support and maintain and can better be improved, supported and maintained by use as an apartment building.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser Paul E. Foropoulos Legal Owner
Address 202 Woodward Drive
Baltimore, Maryland 21221
Petitioner's Attorney _____
Protestant's Attorney _____

ORDERED By The Zoning Commissioner of Baltimore County, this 28th day

of January, 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 13th day of March, 1980, at 10:00 o'clock

Nicholas B. Commodari
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
SW/S of Woodward Dr. & Beck St., : OF BALTIMORE COUNTY
15th District :
PAUL E. FOROPOULOS, Petitioner : Case No. 80-183-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman John W. Hession, III
Peter Max Zimmerman John W. Hession, III
Deputy People's Counsel People's Counsel for Baltimore County
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 3rd day of March, 1980, a copy of the foregoing Order was mailed to Mr. Paul E. Foropoulos, 202 Woodward Drive, Baltimore, Maryland 21221, Petitioner.

John W. Hession, III
John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. Paul E. Foropoulos
202 Woodward Drive
Baltimore, Maryland 21221

Mr. Richard Charles Ward
2031 Paulette Road
Baltimore, Maryland 21222

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 26th day of January, 1980.

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Mr. Paul E. Foropoulos

Petitioner's Attorney _____

Reviewed by: Nicholas B. Commodari
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

cc: Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

March 8, 1980

Mr. Paul E. Foropoulos
202 Woodward Drive
Baltimore, Maryland 21221

RE: Item No. 247
Petitioner-Paul E. Foropoulos
Variance Petition

Dear Mr. Foropoulos:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Because of your proposal to convert the existing frame dwelling, located on the southwest corner of Woodward Drive and Beck Street, into a four apartment unit this Variance for lot width and setback of the existing structure is required.

After having discussion with you and Mr. Charles Ward, concerning the comments of the Department of Permits and Licenses, it is my understanding that you wish to proceed with the scheduled hearing. If the petition is granted, all requirements of the Baltimore County Building Code must be satisfied prior to occupancy of this structure. For addition information concerning this matter, you may contact Mr. Ted Burnham at 494-3987.

Item No. 247
Variance Petition
March 8, 1980

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,
Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NEC:mch

Enclosures

cc: Mr. Richard Charles Ward
2031 Paulette Road
Baltimore, Maryland 21222

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

July 18, 1979

Mr. William E. Hammond
County Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #247 (1978-1979)
Property Owner: Paul E. Foropoulos
S/W Woodward Dr. & Beck St.
Existing Zoning: DR 5.5
Proposed Zoning: Variance to permit a front lot width of 70' in lieu of the required 110' and a side setback of 15' in lieu of the required 25' for a 4 apartment dwelling.
Acres: 0.39 District: 15th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Beck Street and Woodward Drive, existing public roads, are proposed to be further improved in the future as 30 and 40-foot closed section roadways on 50 and 60-foot rights-of-way (50-foot minimum), respectively.

Highway rights-of-way widenings and reversible easements for slopes as may be necessary, will be required in connection with any grading or building permit application or further development of this property.

The status of the indicated alleys is unknown to this office. It is the responsibility of the Petitioner to ascertain and clarify rights therein.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

Item #247 (1978-1979)
Property Owner: Paul E. Foropoulos
Page 2
July 18, 1979

Storm Drains: (Cont'd)

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

There are public 6-inch water mains and 8-inch public sanitary sewerage in Beck Street and Woodward Drive.

Very truly yours,
Ellsworth N. Diver, P.E.
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. Trenner
J. Somers

1-SW Key Sheet
6 NE 27 Reg. Sheet
NE 2 G Topo
97 Tax Map

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variances requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 17th day of April, 1980, that the herein Petition for Variance(s) to permit a front lot width of 66 feet in lieu of the required 110 feet and a side street setback of 14 feet in lieu of the required 25 feet, for the expressed purpose of converting the existing dwelling to four (4) apartments, should be and the same is

GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Five (5) on site parking spaces, to include the garage, must be provided and located at the rear of the property.
2. A revised site plan must be submitted, incorporating the above restriction, and approved by the Department of Public Works and the Office of Planning and Zoning.

Jean M.H. Jung
Deputy Zoning Commissioner of Baltimore County



LESLIE H. GRAEF
DIRECTOR

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #247, Zoning Advisory Committee Meeting, June 5, 1979, are as follows:

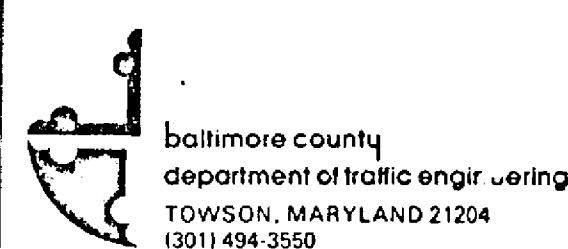
Property Owner: Paul E. Foropoulos
Location: SW/S Woodward Drive and Beck Street
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a front lot width of 70' in lieu of the required 110' and a side street setback of 15' in lieu of the required 25' for a 4 apartment dwelling.
Acres: 0.39
District: 15th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development



STEPHEN E. COLLINS
DIRECTOR

July 10, 1979

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. - ZAC - 247
Property Owner: Paul E. Foropoulos
Location: SW/S Woodward Dr. & Beck St.
Existing Zoning: DR 5.5
Proposed Zoning: Variance to permit a front lot width of 70' in lieu of the required 110' and a side street setback of 15' in lieu of the required 25' for a 4 apartment dwelling.

Acres: - 0.39
District: - 15th

Dear Mr. Hammond:

The requested variances to the lot width and setback from the side street is not expected to cause any traffic problems.

Sincerely,

Michael S. Flanagan
Michael S. Flanagan
Engineering Associate II

MSF/mz



DOUGLAS J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

August 20, 1979

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 247, Zoning Advisory Committee meeting of June 5, 1979, are as follows:

Property Owner: Paul E. Foropoulos
Location: SW/S Woodward Dr. & Beck St.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a front lot width of 70' in lieu of the required 110' and a side street setback of 15' in lieu of the required 25' for a 4 apartment dwelling.
Acres: 0.39
District: 15

Metropolitan water and sewer exists, therefore no health hazards are anticipated.

Very truly yours,
Ian J. Forrest
Ian J. Forrest
Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/JRP:ph4

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William E. Hammond
Office of Planning and Zoning
Date: July 6, 1979
FROM: Lt. Thomas E. Kelly
Fire Prevention Bureau
SUBJECT: Zoning Advisory Committee Meeting of June 5, 1979
Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

ITEM # 246 Property Owner: Peence's Plantation, Inc.
Location: NE/S Dulany Valley Rd. opp. Loch Raven Dr.
No Comments
ITEM # 247 Property Owner: Paul E. Foropoulos
Location: SW/S Woodward Dr. & Beck St.
No Comments
ITEM # 248 Property Owner: Kenneth Fraley
Location: NW/C Greenbank Rd. & Patuxent Rd.
No Comments



JOHN D. SEVIER
DIRECTOR

June 15, 1979

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #247 Zoning Advisory Committee Meeting, June 5, 1979 are as follows:

Property Owner: Paul E. Foropoulos
Location: SW/S Woodward Dr. & Beck St.
Existing Zoning: DR 5.5
Proposed Zoning: Variance to permit a front lot width of 70' in lieu of the required 110' and a side street setback of 15' in lieu of the required 25' for a 4 apartment dwelling.
Acres: 0.39
District: 15th

The items checked below are applicable:

- X A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Handicapped and aged and other applicable codes.
- B. A building permit shall be required before construction can begin.
- X C. Additional See "J" below Permits shall be required.
- X D. Building shall be upgraded to new use - requires alteration permit. See note below
- E. Three sets of construction drawings will be required to file an application for a building permit.
- X F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal may be required to file an application for a building permit.
- G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- H. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____
- I. No Comment.

NOTE: X J. Comment: Unless building is already legally existing as an apartment a change of occupancy shall be required and the existing and other Code requirements. These comments reflect only on the information provided by the applicant with drawing submitted to the office of Planning and Zoning and are not to be construed as the full extent of any permit.

Very truly yours,
Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:rrj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: June 1, 1979

Mr. S. Eric DiNenna
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Z.A.C. Meeting of: June 5, 1979

RE: Item No: 245, 246, 247, 248
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. DiNenna:

All of the above have no bearing on student population.

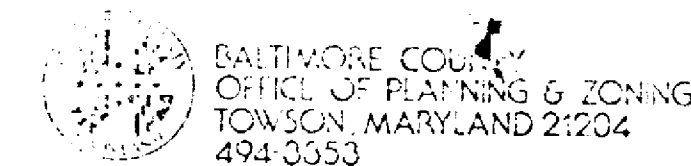
Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

JOSEPH H. MCGOWAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. BOYER

THOMAS H. BOYER
MRS. LOURRAINE F. CHURCH
ROGER B. HAYDEN
ROBERT V. DUBEL, SUPERINTENDENT

ALVIN LORECK
MRS. MILTON R. SMITH, JR.
RICHARD W. TRACEY, D.V.M.



WILLIAM E. HAMMOND
ZONING COMMISSIONER

April 17, 1980

Mr. Paul E. Foropoulos
202 Woodward Drive
Baltimore, Maryland 21221

RE: Petition for Variances
SW/S of Woodward Drive & Beck
Street - 15th Election District
Paul E. Foropoulos - Petitioner
NO. 80-183-A (Item No. 247)

Dear Mr. Foropoulos:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,
Jean M.H. Jung
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: Mr. & Mrs. Charles F. Shelley
411 North Woodward Drive
Essex, Maryland 21221

Richard Ward, Esquire
2031 Paulette Road
Dundalk, Maryland 21222

The Honorable Michael J. Collins
House of Delegates
418 Eastern Boulevard
Baltimore, Maryland 21221

John W. Hessian, III, Esquire
People's Counsel

PETITION FOR VARIANCE
15th DISTRICT

ZONING: Petition for Variances for front lot width and side street setback.

LOCATION: Southwest side of Woodward Drive and Beck Street.

DATE & TIME: Thursday, March 13, 1980 at 10:00 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variances to permit a front lot width of 66 feet in lieu of the required 110 feet and to permit a side street setback of 14 feet in lieu of the required 25 feet (for the conversion of existing dwelling for four apartments).

The Zoning Regulation to be excepted as follows:
Section 402.1—Conversion of dwellings.

All that parcel of land in the Fifteenth District of Baltimore County.

Beginning at a point on the Southwest corner of Beck Street and Woodward Drive and known as Lots 10 & 11, Block F, Section A, of the Plat of Essex and recorded among the land records of Baltimore County in Plat Book 3, Folio 15.

Also known as 202 Woodward Drive.

Being the property of Paul E. Foropoulos, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, March 13, 1980 at 10:00 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order Of

WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County

Feb. 21.

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 21, 1980

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~once in each~~ of one time ~~successive weeks~~ before the 13th day of March, 1980, the first publication appearing on the 21st day of February, 1980.

THE JEFFERSONIAN,

L. Lee Smith
Manager.

Cost of Advertisement, \$

Leg-18

PETITION FOR VARIANCE

15th District

Zoning: Petition for Variance for front lot width and side street setback.

Location: Southwest side of Woodward Drive and Beck Street.

Date and Time: Thursday, March 13, 1980, at 10 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for variances to permit a front lot width of 66 feet in lieu of the required 110 feet and to permit a side street setback of 14 feet in lieu of the required 25 feet (for the conversion of existing dwelling for four apartments).

The Zoning Regulation to be excepted as follows:
Section 402.1 - Conversion of dwelling.

All that parcel of land in the Fifteenth District of Baltimore County.

Beginning at a point on the Southwest corner of Beck Street and Woodward Drive and known as Lots 10 and 11, Block F, Section A, of the Plat of Essex and recorded among the land records of Baltimore County in Plat Book 3, Folio 15.

Also known as 202 Woodward Drive.

Being the property of Paul E. Foropoulos, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, March 13, 1980, at 10 a.m.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

BY ORDER OF

WILLIAM E. HAMMOND
Zoning Commissioner of
Baltimore County

THE ESSEX TIMES AEGIS

Bel Air, Md., Feb. 21, 1980

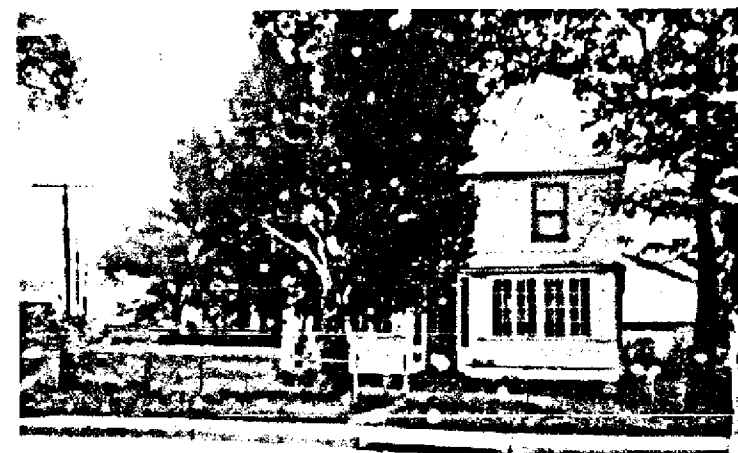
This is to Certify, That the annexed

Petition
Jeffersonian
was inserted in THE ~~ESSEX TIMES~~ AEGIS, a newspaper printed and published in Harford County, once in each of one successive

weeks before the 13th day of

February, 1980

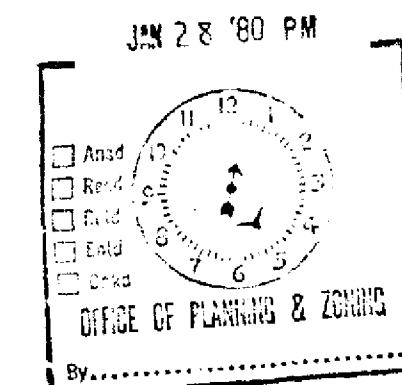
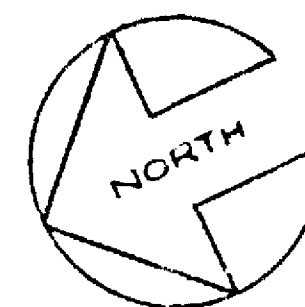
W. H. Smith
Publisher.



WOODWARD DRIVE
40' R/W

RIGHT OF WAY TO BALTIMORE COUNTY
FOR CONSTRUCTION AND MAINTENANCE
OF WOODWARD DRIVE AND BECK STREET.
SEE DEED T85 1025/434

PROPERTY WITH EXISTING
FENCE OWNED BY BALTIMORE
COUNTY & HISTORICALLY
TO THE CARE AND USE OF THE
OWNER OF LOT 10



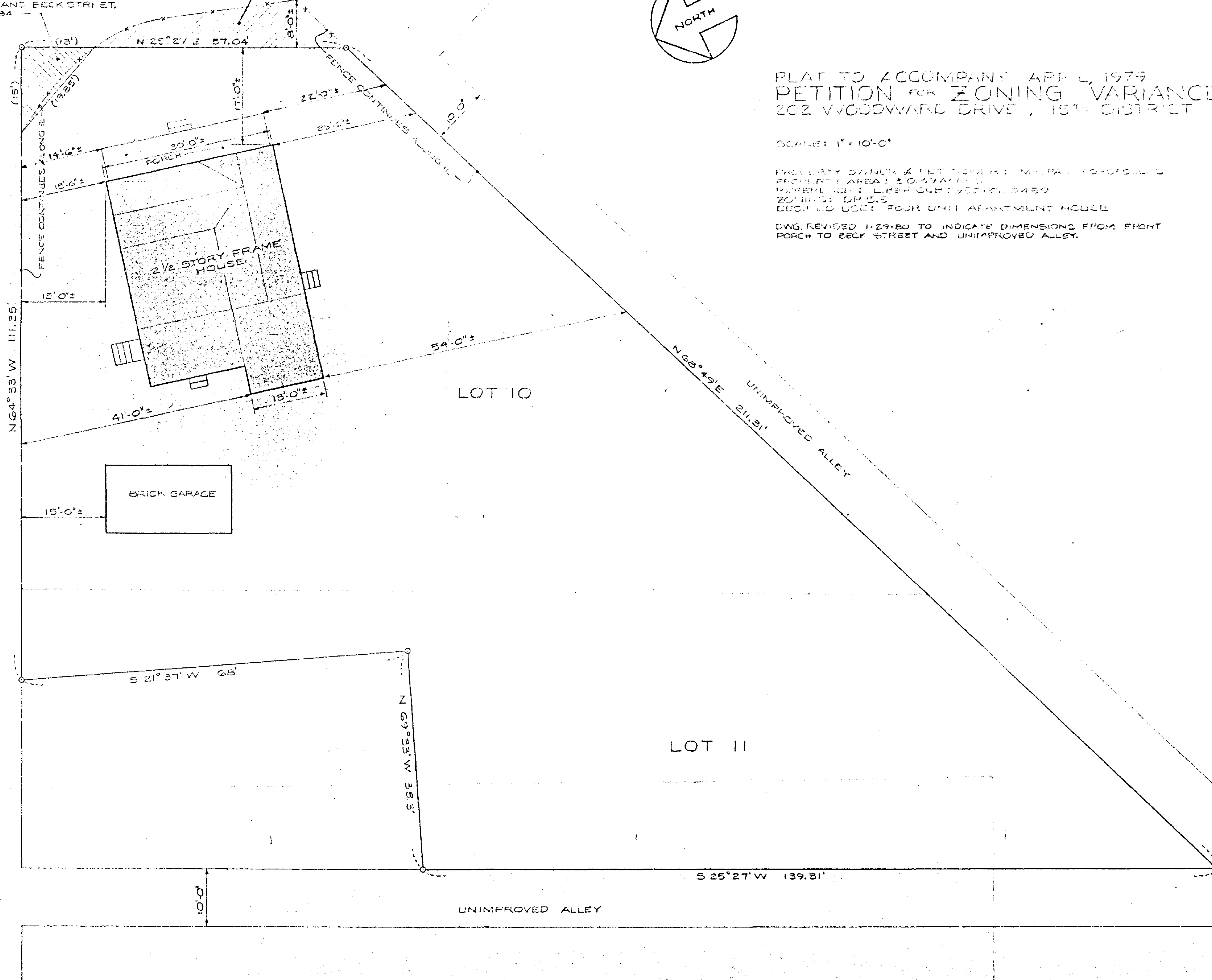
PLAT TO ACCOMPANY APRIL, 1979
PETITION FOR ZONING VARIANCE
202 WOODWARD DRIVE, 15TH DISTRICT

SCALE: 1" = 10'-0"

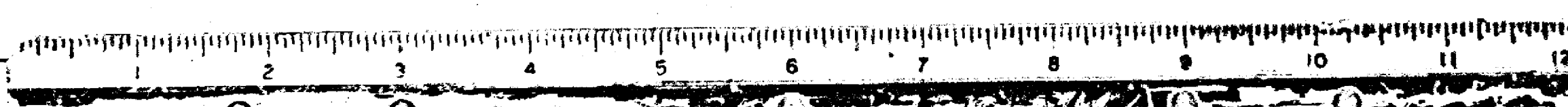
PROPERTY OWNER & PETITIONER: MR. PAUL FORSCHEULT
PROPERTY AREA: 10.57 ACRES
REFERENCE: L. PER. CLE. 2/20/76, 0459
ZONING: DR 0.5
DESIGNED USE: FOUR UNIT APARTMENT HOUSE

DWG. REVISED 1-29-80 TO INDICATE DIMENSIONS FROM FRONT
PORCH TO BECK STREET AND UNIMPROVED ALLEY.

BECK STREET
24' R/W



SP-1



PETITION FOR ZONING VARIANCE
FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Paul E. Foropoulos, legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof,

hereby petition for a Variance from Section 402.1 to permit a front lot width of 66 feet in lieu of the required 110 feet and to permit a side street setback of 14 feet in lieu of the required 25 feet for

conversion of existing dwelling for four apartments.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

The configuration of the two lots and the as built location of the existing 2 and 1/2 story frame house is such that although the property is more than adequately sized, the required front lot width and side yard setbacks require the above described variance. No future widening is planned for either Woodward Dr. or Beck St. Most of the property is bounded by unimproved alley ways which effectively increase the distance to adjoining properties. The house is too large for a single family to support and maintain and can better be improved, supported and maintained by use as an apartment building.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Paul E. Foropoulos
Contract purchaser
Address: 202 Woodward Drive
Baltimore, Maryland 21221
Petitioner's Attorney
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 28th day

of January, 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 13th day of March, 1980, at 10:00 o'clock

By Nicholas B. Commodari
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
SW/S of Woodward Dr. & Beck St., : OF BALTIMORE COUNTY
15th District :
PAUL E. FOROPOULOS, Petitioner : Case No. 80-183-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County

Charter, I hereby enter my appearance in this proceeding. You are requested to notify

me of any hearing date or dates which may be now or hereafter designated therefore,

and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Deputy People's Counsel
John W. Hession, III
People's Counsel for Baltimore County
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 3rd day of March, 1980, a copy of the foregoing Order

was mailed to Mr. Paul E. Foropoulos, 202 Woodward Drive, Baltimore, Maryland 21221,

Petitioner.

John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. Paul E. Foropoulos
202 Woodward Drive
Baltimore, Maryland 21221

Mr. Richard Charles Ward
2031 Paulette Road
Baltimore, Maryland 21222

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 26th day of January, 1980.

William E. Hammond
Zoning Commissioner

Petitioner Mr. Paul E. Foropoulos

Petitioner's Attorney

Reviewed by: Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman
Nicholas B. Commodari

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

March 8, 1980

Mr. Paul E. Foropoulos
202 Woodward Drive
Baltimore, Maryland 21221

RE: Item No. 247
Petitioner-Paul E. Foropoulos
Variance Petition

Dear Mr. Foropoulos:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Because of your proposal to convert the existing frame dwelling, located on the southwest corner of Woodward Drive and Beck Street, into a four apartment unit this Variance for lot width and setback of the existing structure is required.

After having discussion with you and Mr. Charles Ward, concerning the comments of the Department of Permits and Licenses, it is my understanding that you wish to proceed with the scheduled hearing. If the petition is granted, all requirements of the Baltimore County Building Code must be satisfied prior to occupancy of this structure. For addition information concerning this matter, you may contact Mr. Ted Burnham at 494-3987.

Item No. 247
Variance Petition
March 8, 1980

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,
Nicholas B. Commodari
Chairman
Zoning Plans Advisory Committee

NEC:mch

Enclosures

cc: Mr. Richard Charles Ward
2031 Paulette Road
Baltimore, Maryland 21222

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

July 18, 1979

Mr. William E. Hammond
County Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #247 (1978-1979)
Property Owner: Paul E. Foropoulos
S/W Woodward Dr. & Beck St.
Existing Zoning: DR 5.5
Proposed Zoning: Variance to permit a front lot width of 70' in lieu of the required 110' and a side setback of 15' in lieu of the required 25' for a 4 apartment dwelling.
Acres: 0.39 District: 15th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Beck Street and Woodward Drive, existing public roads, are proposed to be further improved in the future as 30 and 40-foot closed section roadways on 50 and 60-foot rights-of-way (50-foot minimum), respectively.

Highway rights-of-way widenings and reversible easements for slopes as may be necessary, will be required in connection with any grading or building permit application or further development of this property.

The status of the indicated alleys is unknown to this office. It is the responsibility of the Petitioner to ascertain and clarify rights therein.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

Item #247 (1978-1979)
Property Owner: Paul E. Foropoulos
Page 2
July 18, 1979

Storm Drains: (Cont'd)

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

There are public 6-inch water mains and 8-inch public sanitary sewerage in Beck Street and Woodward Drive.

Very truly yours,
Ellsworth N. Diver, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. Trenner
J. Somers

1-SW Key Sheet
6 NE 27 Reg. Sheet
NE 2 G Topo
97 Tax Map

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variances requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 17th day of April, 1980, that the herein Petition for Variance(s) to permit a front lot width of 66 feet in lieu of the required 110 feet and a side street setback of 14 feet in lieu of the required 25 feet, for the expressed purpose of converting the existing dwelling to four (4) apartments, should be and the same is

GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Five (5) on site parking spaces, to include the garage, must be provided and located at the rear of the property.
2. A revised site plan must be submitted, incorporating the above restriction, and approved by the Department of Public Works and the Office of Planning and Zoning.

Jan M.H. Jung
Deputy Zoning Commissioner of Baltimore County



LESLIE H. GRAEF
DIRECTOR

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #247, Zoning Advisory Committee Meeting, June 5, 1979, are as follows:

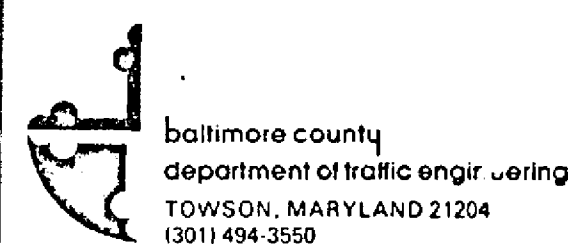
Property Owner: Paul E. Foropoulos
Location: SW/S Woodward Drive and Beck Street
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a front lot width of 70' in lieu of the required 110' and a side street setback of 15' in lieu of the required 25' for a 4 apartment dwelling.
Acres: 0.39
District: 15th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development



STEPHEN E. COLLINS
DIRECTOR

July 10, 1979

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. - ZAC - 247
Property Owner: Paul E. Foropoulos
Location: SW/S Woodward Dr. & Beck St.
Existing Zoning: DR 5.5
Proposed Zoning: Variance to permit a front lot width of 70' in lieu of the required 110' and a side street setback of 15' in lieu of the required 25' for a 4 apartment dwelling.

Acres: - 0.39
District: - 15th

Dear Mr. Hammond:

The requested variances to the lot width and setback from the side street is not expected to cause any traffic problems.

Sincerely,

Michael S. Flanagan
Michael S. Flanagan
Engineering Associate II

MSF/mz



DOUGLAS J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

August 20, 1979

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 247, Zoning Advisory Committee meeting of June 5, 1979, are as follows:

Property Owner: Paul E. Foropoulos
Location: SW/S Woodward Dr. & Beck St.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a front lot width of 70' in lieu of the required 110' and a side street setback of 15' in lieu of the required 25' for a 4 apartment dwelling.
Acres: 0.39
District: 15

Metropolitan water and sewer exists, therefore no health hazards are anticipated.

Very truly yours,
Ian J. Forrest
Ian J. Forrest
Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/JRP:ph4

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
FROM: Lt. Thomas E. Kelly, Fire Prevention Bureau
SUBJECT: Zoning Advisory Committee Meeting of June 5, 1979
Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

ITEM # 246 Property Owner: Peenoe's Plantation, Inc.
Location: NE/S Dulany Valley Rd. opp. Loch Raven Dr.
No Comments

ITEM # 247 Property Owner: Paul E. Foropoulos
Location: SW/S Woodward Dr. & Beck St.
No Comments

ITEM # 248 Property Owner: Kenneth Fraley
Location: NW/C Greenbank Rd. & Patuxent Rd.
No Comments



JOHN D. SEVIER
DIRECTOR

June 15, 1979

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #247 Zoning Advisory Committee Meeting, June 5, 1979 are as follows:

Property Owner: Paul E. Foropoulos
Location: SW/S Woodward Dr. & Beck St.
Existing Zoning: DR 5.5
Proposed Zoning: Variance to permit a front lot width of 70' in lieu of the required 110' and a side street setback of 15' in lieu of the required 25' for a 4 apartment dwelling.
Acres: 0.39
District: 15th

The items checked below are applicable:

- X A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Handicapped and aged and other applicable codes.
- B. A building permit shall be required before construction can begin.
- X C. Additional See "J" below Permits shall be required.
- X D. Building shall be upgraded to new use - requires alteration permit. See note below
- E. Three sets of construction drawings will be required to file an application for a building permit.
- X F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal may be required to file an application for a building permit.
- G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- H. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____
- I. No Comment.

NOTE: X J. Comment: Unless building is already legally existing as an apartment a change of occupancy shall be required and the existing and other Code requirements. These comments reflect only on the information provided by the applicant with drawing submitted to the office of Planning and Zoning and are not to be construed as the full extent of any permit.

Very truly yours,
Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:rrj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: June 1, 1979

Mr. S. Eric DiNenna
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Z.A.C. Meeting of: June 5, 1979

RE: Item No: 245, 246, 247, 248
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. DiNenna:

All of the above have no bearing on student population.

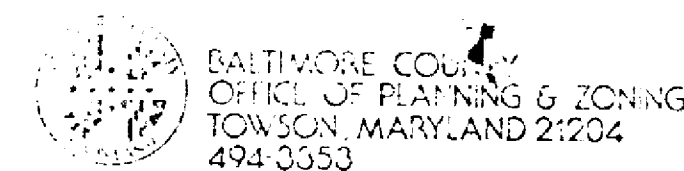
Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

JOSEPH H. MCGOWAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. BOYER

THOMAS H. BOYER
MRS. LOURRAINE F. CHURCH
ROGER B. HAYDEN
ROBERT V. DUBEL, SUPERINTENDENT

ALVIN LORECK
MRS. MILTON R. SMITH, JR.
RICHARD W. TRACEY, D.V.M.



WILLIAM E. HAMMOND
ZONING COMMISSIONER

April 17, 1980

Mr. Paul E. Foropoulos
202 Woodward Drive
Baltimore, Maryland 21221

RE: Petition for Variances
SW/S of Woodward Drive & Beck
Street - 15th Election District
Paul E. Foropoulos - Petitioner
NO. 80-183-A (Item No. 247)

Dear Mr. Foropoulos:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,
Jan M.H. Jung
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: Mr. & Mrs. Charles F. Shelley
411 North Woodward Drive
Essex, Maryland 21221

Richard Ward, Esquire
2031 Paulette Road
Dundalk, Maryland 21222

The Honorable Michael J. Collins
House of Delegates
418 Eastern Boulevard
Baltimore, Maryland 21221

John W. Hessian, III, Esquire
People's Counsel

PETITION FOR VARIANCE
15th DISTRICT

ZONING: Petition for Variances for front lot width and side street setback.

LOCATION: Southwest side of Woodward Drive and Beck Street.

DATE & TIME: Thursday, March 13, 1980 at 10:00 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variances to permit a front lot width of 66 feet in lieu of the required 110 feet and to permit a side street setback of 14 feet in lieu of the required 25 feet (for the conversion of existing dwelling for four apartments).

The Zoning Regulation to be excepted as follows:
Section 402.1—Conversion of dwellings.

All that parcel of land in the Fifteenth District of Baltimore County.

Beginning at a point on the Southwest corner of Beck Street and Woodward Drive and known as Lots 10 & 11, Block F, Section A, of the Plat of Essex and recorded among the land records of Baltimore County in Plat Book 3, Folio 15.

Also known as 202 Woodward Drive.

Being the property of Paul E. Foropoulos, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, March 13, 1980 at 10:00 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order Of

WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County

Feb. 21.

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 21, 1980

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~once in each~~ of one time ~~successive weeks~~ before the 13th day of March, 1980, the first publication appearing on the 21st day of February, 1980.

THE JEFFERSONIAN,

L. Lee Smith
Manager.

Cost of Advertisement, \$

Leg-18

PETITION FOR VARIANCE

15th District

Zoning: Petition for Variance for front lot width and side street setback.

Location: Southwest side of Woodward Drive and Beck Street.

Date and Time: Thursday, March 13, 1980, at 10 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

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Section 402.1 - Conversion of dwelling.

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Hearing Date: Thursday, March 13, 1980, at 10 a.m.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

BY ORDER OF
WILLIAM E. HAMMOND
Zoning Commissioner of
Baltimore County

THE ESSEX TIMES AEGIS

Bel Air, Md., Feb. 21, 1980

This is to Certify, That the annexed

Petition
Jeffersonian
was inserted in THE ~~ESSEX TIMES~~ AEGIS, a newspaper printed and published in Harford County, once in each of one successive

weeks before the 13th day of

February, 1980
W. H. Smith
Publisher.

